

November 15, 2000

TO: Mayor and City Council

FROM: John Lettelleir, Director of Planning

SUBJECT: Results of the Planning & Zoning Meeting November 14, 2000

The following item is scheduled for the November 21, 2000 City Council Meeting

Preliminary Site Plan/Concept Plan: Custer Road Market Place
Applicant(s): Custer Road Property L.P.

DESCRIPTION:

A retail center on six lots on 57.4± acres on the north west corner of S.H. 121 and Custer Road. Zoned Planned Planed Development-Highway. Neighborhood #27.

APPROVED: 4-0 **DENIED:** _____ **TABLED:** _____

RECOMMENDATION:

Recommended for approval subject to City approval of a floodplain reclamation study.

SN/sg

cc: Pieter Kessels 972-239-3820
Donald Huffines 214-750-5900
Frank Jaromin
Donnie Mayfield
Mack Borchardt

Agenda No.: 3a
Preliminary Site Plan/Concept Plan: Custer Road Market Place
Applicant(s): Custer Road Property L.P.

DESCRIPTION:

A retail center on six lots on 57.4+ acres on the north west corner of S.H. 121 and Custer Road. Zoned Planned Planned Development-Highway. Neighborhood #27.

REMARKS:

The preliminary site plan shows with two anchor stores, four junior anchors stores, eleven restaurants, and a bank with drive through, a free standing retail building and a convenience store with gas pumps. The applicant has submitted a combination concept plan and preliminary site plan. The five lots along the frontage of Custer Road showing two restaurants, a free standing retail building, banking facility and a convenience store with gas pump is the only portion of the property included in the preliminary site plan. The remaining portion of the property is included only in the concept plan.

The Preliminary site plan and concept plan shows three driveways onto Custer Road. The applicant worked with staff to limit the number of driveways to minimize encroachment into the landscape edge. Cross access will be provided between all lots to access the driveways.

The concept plan shows a large area through the center of the retail center that is currently in the flood plain. This area consists of a tributary with a considerable number of trees. Although the application for the concept plan and preliminary site plan was submitted prior to the City Council, the applicant has worked with staff to create a green belt through the retail center. The configuration of the creek allows several restaurants to provide patio seating overlooking the greenbelt that can be used as an additional amenity for the property.

The applicant is also showing three restaurants overlooking West Rowlett Creek at the southwest corner of the property. West Rowlett Creek is identified by the Subdivision Ordinance as Major Creek requiring additional considerations for development near the creek. This area is also identified on the Parks Master Plan as a hike and bike trail linkage with the City of Plano to the south. The northwestern portion of the property backs to a City water storage tank facility. A living screen is shown on the concept plant along the rear of the large anchor tenants that are shown as the inline portion of the center. This living screen will provide a buffer between the water storage tanks and the retail center.

A portion of the property is included in the 100-year flood plain. A flood plain reclamation study will be required to allow the reclamation as shown on the concept/preliminary site plan.

RECOMMENDATIONS:

Recommend for approval subject to City approval of a floodplain reclamation study.